

011.A

0001

0105.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

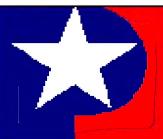
331,000 / 331,000

USE VALUE:

331,000 / 331,000

ASSESSED:

331,000 / 331,000


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		PLEASANT ST, ARLINGTON

OWNERSHIP

Unit #: 105

Owner 1: BRENTWOOD REALTY PARTNERS LL

Owner 2:

Owner 3:

Street 1: 60 PLEASANT ST #G12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CARR DAVID W/EXECUTOR -

Owner 2: ESTATE OF DAVID P WILFERT -

Street 1: 4 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Veneer Exterior and 716 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6031																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	331,000			331,000		148575
							GIS Ref
							GIS Ref
							Insp Date
							10/11/17

PREVIOUS ASSESSMENT								Parcel ID	011.A-0001-0105.0		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	102	FV	331,000	0	.	.	331,000	Year end	12/23/2021			
2021	102	FV	326,400	0	.	.	326,400	Year End Roll	12/10/2020			
2020	102	FV	317,200	0	.	.	317,200	317,200 Year End Roll	12/18/2019			
2019	102	FV	268,000	0	.	.	268,000	268,000 Year End Roll	1/3/2019			
2018	102	FV	221,900	0	.	.	221,900	221,900 Year End Roll	12/20/2017			
2017	102	FV	206,500	0	.	.	206,500	206,500 Year End Roll	1/3/2017			
2016	102	FV	206,500	0	.	.	206,500	206,500 Year End	1/4/2016			
2015	102	FV	186,400	0	.	.	186,400	186,400 Year End Roll	12/11/2014			

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.	1040
CARR DAVID W/EX	61727-307		5/2/2013	Mult Lots	12,465,000	No	No				
WILFERT DAVID P	61727-298		5/2/2013	Mult Lots	99	No	No				
	18071-350		4/1/1987			No	No	N			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/11/2017										Measured	DGM	D Mann
5/6/2000										197	PATRIOT	

Sign: _____ VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 7 - Condo Garden		Full Bath: 1	Rating: Average	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	OthrFix:	Rating:				
Sty Ht: 5 - 5 Story																			
(Liv) Units: 1	Total: 1																		
Foundation: 1 - Concrete				A 3QBth:				Rating:											
Frame: 2 - Steel				1/2 Bath:				Rating:											
Prime Wall: 8 - Brick Veneer				A HBth:				Rating:											
Sec Wall:		%		OthrFix:				Rating:											
Roof Struct: 4 - Flat				OTHER FEATURES															
Roof Cover: 4 - Tar & Gravel				Kits: 1	Rating: Average														
Color: BRICK				A Kits:	Rating:														
View / Desir: N - NONE				Frl:	Rating:														
GENERAL INFORMATION																			
Grade: C - Average																			
Year Blt: 1971	Eff Yr Blt:																		
Alt LUC:	Alt %:																		
Jurisdct:	Fact: .																		
Const Mod:																			
Lump Sum Adj:																			
INTERIOR INFORMATION																			
Avg Ht/FL: STD				Phys Cond: AV - Average	28. %														
Prim Int Wal 2 - Plaster				Functional:	%														
Sec Int Wall:				Economic:	%														
Partition: T - Typical				Special:	%														
Prim Floors: 4 - Carpet				Override:	%														
Sec Floors:				Total:	28.8 %														
Bsmnt Flr:				Basic \$ / SQ: 325.00															
Subfloor:				Size Adj.: 1.3379885															
Bsmnt Gar:				Const Adj.: 1.00909925															
Electric: 3 - Typical				Adj \$ / SQ: 438.803															
Insulation: 2 - Typical				Other Features: 32751															
Int vs Ext: S				Grade Factor: 1.00															
Heat Fuel: 3 - Electric				NBHD Inf: 1.34000003															
Heat Type: 6 - Elec Base/B				NBHD Mod:															
# Heat Sys: 1		LUC Factor: 1.00																	
% Heated: 100	% AC: 100	Adj Total: 464891		Juris. Factor:															
Solar HW: NO	Central Vac: NO	Depreciation: 133889		Before Depr:	588.00														
% Com Wal	% Sprinkled	Deprecated Total: 331002		Special Features: 0	Val/Su Net: 462.29														
MOBILE HOME				Final Total: 331000	Val/Su SzAd: 462.29														
SPEC FEATURES/YARD ITEMS																			
PARCEL ID 011.A-0001-0105.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
Total Yard Items: _____ Total Special Features: _____ Total: _____																			
RESIDENTIAL GRID																			
1st Res Grid Desc: Line 1 # Units 1																			
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O							
Other																			
Upper																			
Lvl 2																			
Lvl 1																			
Lower																			
Totals	RMs: 3	BRs: 1	Baths: 1	HB															
CONDO INFORMATION																			
Location: S - Side																			
Total Units:																			
Floor: 1 - 1st Floor																			
% Own: 0.903699994																			
Name: 16 - 6031																			
DEPRECIATION																			
Phys Cond: AV - Average	28. %																		
Functional:	%																		
Economic:	%																		
Special:	%																		
Override:	%																		
Total: 28.8 %																			
CALC SUMMARY																			
Basic \$ / SQ: 325.00				COMPARABLE SALES															
Size Adj.: 1.3379885				Rate	Parcel ID	Typ	Date	Sale Price											
Const Adj.: 1.00909925																			
Adj \$ / SQ: 438.803																			
Other Features: 32751																			
Grade Factor: 1.00																			
NBHD Inf: 1.34000003																			
NBHD Mod:																			
LUC Factor: 1.00																			
Adj Total: 464891																			
Depreciation: 133889				Juris. Factor:				Before Depr: 588.00											
Deprecated Total: 331002				Special Features: 0				Val/Su Net: 462.29											
				Final Total: 331000				Val/Su SzAd: 462.29											
SUB AREA																			
Code	Description	Area - SQ		Rate - AV		Undepr Value		Sub Area		% Usbl		Descrip		% Type		# Ten			
GLA	Gross Liv Ar	716		438.800		314,183													
SUB AREA DETAIL																			
Net Sketched Area: 716	Total: 314,183																		
Size Ad	716	Gross Area		716		FinArea		716											
IMAGE																			
AssessPro Patriot Properties, Inc																			
																			